

SCHEDULE “A”

THE MUNICIPAL PLAN



VILLAGE OF DORCHESTER



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Section 1 - Introduction

1.0 Overview of Plan Review

This Municipal Plan has been prepared by the Tantramar Planning District Commission, at the request and under the direction of the Council for the Village of Dorchester. This Plan replaces an earlier Plan adopted by Council in May of 1997. The Municipal Plan for the Village of Dorchester was prepared in accordance with the provisions of Section 23 of the New Brunswick Community Planning Act. The information utilized in the development of this Plan including Census Canada and Service New Brunswick.



1.1 Plan Goals

The overall purpose of this Plan is to function as a community development tool and guide development within the Village over the next 5 years. The strategy taken in the Plan has been to define development in the broadest sense, to include not only physical development but socio-economic and environmental development as well. Given the historic importance of the Village, regard will be given to the preservation and conservation of heritage sites, buildings and structures.

A number of goals have been established for the Municipal Plan:

- a) Provide a direction for future public planning, development and capital spending.*
- b) Provide a planning framework for managing the short and long-term growth and development of the Village of Dorchester as a healthy sustainable environment based on a realistic community vision.*
- c) Provide a strategy for enhancing and protecting the economic, natural and historic environment.*
- d) Develop land use policies that provide a wide range of economic opportunities within the whole Village.*
- e) Develop energy policies that would facilitate renewable energy initiatives within the Village.*

1.2 Issue Areas

Throughout the planning review process, a number of key issues were raised. These issues will be addressed as policy statements in the Plan:

Economic development and job opportunities

Police and Emergency services

Transportation and Communication

Environment

Tourism

Institutional and Community services

Heritage and Culture

Housing and Residential development

Commercial development

Renewable Energy

Industrial Development

Sustainability

Section 2 - Interpretation Provisions

2.0 Title

This document is to be referred to as the Village of Dorchester Municipal Plan.

2.1 Planning Area

The provisions of this document apply to all the lands located within the Village of Dorchester as shown on Figure 1, “Village Boundaries”.

2.2 Text Interpretation

The use of the verbs in the present tense includes the future tense and the reverse also applies; the singular includes the plural and vice-versa, unless the wording clearly implies otherwise.

2.3 Use Interpretation

The Future Land Use Map “(Figure 2) is a graphic representation of the Land Use Designations which are to be developed in accordance with the policies of this Plan. Areas abutting or contiguous to a given designation may be considered for a zoning amendment to a use permitted within that designation without an amendment to this Plan, provided all other policies of the Plan are met.

Section 3 - Land Use Policies

3.0 Land Use Designations and the Future Land Use Map

In accordance with Section 23 (3) of the New Brunswick Community Planning Act, the Future Land Use map for the Village of Dorchester will be divided into specific land use designations. These designations are consistent with the general Plan principles. The Plan will contain specific policies regarding land use and development within each designation. In accordance with Section 34 of the New Brunswick Community Planning Act, the Zoning By-law for the Village will be revised, which will include dividing the Village into zones that are in agreement with the land use designations and Plan policies.

3.1 Objectives

3.1.1 Develop a Village form which encourages sustainable development, protects the area's heritage, and optimizes existing and future municipal services.

3.1.2 Ensure sufficient land is available for future residential, recreational, cultural, institutional, industrial and commercial uses.

3.1.3 Encourage a wide range of residential and small scale economic enterprises within existing residential buildings and structures.

3.1.4 Provide a high quality of life for Village residents through the conservation and protection of Dorchester's unique natural and built environment.

3.1.5 Provide opportunities for developing renewable energy resources within the Village.

3.2 Policy

3.2.0 The Village of Dorchester will be divided into four land use designations as shown on "Figure 2", the Future Land Use Map:

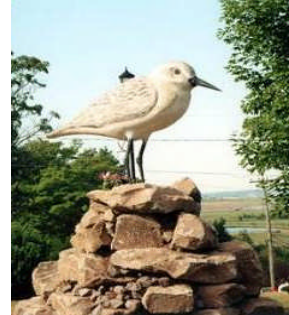
- 1) Village Center Designation*
- 2) Institutional Designation*

- 3) Residential/Cottage Enterprise Designation
- 4) Conservation Designation

3.2.1 Village Center Designation

3.2.1.1 The area as indicated on the Future Land Use map, “Figure 2” which is part of this Plan is designated “Village Center.”

3.2.1.2 It is a policy that the Village center designation is intended to be the focal point for institutional and commercial enterprises not suitable for location within the residential areas.



3.2.2 Institutional Designation

3.2.2.1 It is a policy that the area as indicated on the Future Land Use Map, “Figure 2” which is part of this Plan is designated “Institutional”.

3.2.2.2 It is a policy that a variety of institutional uses will be permitted within the institutional designation including correctional facilities, schools, government offices, public parks and recreation areas and recycling depots.

3.2.2.3 It is a policy that where new institutional uses are located next to existing residential uses, suitable buffering may be required to limit the potential impacts.

3.2.2.4 It is a policy that the Zoning By-law will include specific development standards to ensure a high quality of development within this designation.

3.2.3 Conservation Designation

3.2.3.1 The area as indicated on the Future Land Use Map, (“Figure 2”) which is part of this Plan is designated “Conservation” and is intended to protect waterways within the Village.

3.2.3.2 It is a policy that any proposal to amend the Plan to permit uses other than aesthetic, agriculture, and recreation and renewable energy will be required to amend the Zoning By-law and may be required to provide an

environmental impact assessment to ensure the development will not have a negative impact on the existing natural environment. Projects will be submitted for screening by the New Brunswick Department of Environment to determine whether or not an environmental assessment is required.

3.2.3.3 It is a policy that the Zoning By-law will contain specific provisions designated to protect this area regarding storage of toxic materials and building setback.

3.2.3.4 It is a policy that the dumping of waste or fill of any nature is not permitted unless approved by the Planning Commission (Section 34, CPA). In reviewing these applications, the Commission may consult with all appropriate Government organizations including the Village Council and the New Brunswick Department of Environment. Applications will only be approved if the proposed action does not increase the possibility of erosion, flooding or damage to the natural environment.

3.2.3.5 It is a policy that the construction of wharves, dams or any other similar structures on the waterways will not be permitted unless approved by the Planning Commission in consultation with the relevant government departments.

3.2.3.6 It is a policy that development on or adjacent to wetlands and waterways will be subject to provincial regulations.

3.2.4 Residential/Cottage Enterprise Designation

3.2.4.1 The area as indicated on the Future Land Use map, (“Figure 2 “) which is part of this Plan is designated "Residential/Cottage Enterprise” and is intended to provide a multi use area where residential and low impact economic enterprises will be permitted to co-exist.

3.2.4.2 It is a policy that a wide range of residential uses will be permitted within this designation. Single family and duplexes will be permitted as a right in the zoning by-law subject to standard lot size, setback, lot coverage and accessory building regulations.

3.2.4.3 It is a policy that Garden Suites for grandparents, parents and guardians maybe considered within this Designation and subject to conditions that may be imposed by the Planning Commission including

design, location, servicing and parking and removal or conversion of unit. Where these conditions cannot be met the proposal will not be permitted.

3.2.4.4 *It is a policy that individual mobile homes may be permitted within this designation subject to review by the Planning Commission and any conditions that may be imposed by the Commission including landscaping, condition, location on lot, foundation and skirting.*

3.2.4.5 *It is a policy that institutional uses such as churches, parks and playgrounds will be permitted as a right within this zone. Other institutional uses may be permitted subject to a rezoning application.*

3.2.4.6 *It is a policy that a wide range of economic enterprises will be permitted within this designation, including home occupations, small scale retail, tourism related businesses, environmental related businesses, micro enterprises including computer or technology related businesses, craft related businesses, offices, boarding houses, antique dealers, restaurants and businesses. No uses will be permitted which may have a negative impact on the environment. Appropriate environmental standards will be set out in the Zoning By-law.*

3.2.4.7 *It is a policy that the Zoning By-law will contain specific development standards to ensure a high quality of development within this designation and to permit a wide range of uses which will facilitate economic development while protecting the historic character of the Village without negatively affecting adjacent residential uses. These uses will include home occupations within existing residences.*

3.2.4.8 *It is a policy that the Zoning By-law will zone the rural and open area presently being used for farming and resource uses as a “Village Resource Zone” and will permit a range of residential, economic and renewable energy and renewable energy enterprises and resource uses subject to development standards.*

3.2.4.9 *It is a policy that resource uses permitted within this zone will include agriculture, aquaculture, forestry, recreation, tourism, renewable energy and other resource related businesses with the exception of mining and extraction including pits and quarries. These uses may be considered by Council as an amendment to the Zoning By-law.*

Section 4 - Environmental Conservation, Land Use Protection and Beautification



4.0. Objectives

4.0.1 To protect existing environmentally sensitive areas from development that will negatively affect these areas. These areas include waterways and marshlands and unique environmental areas located within the boundaries of the Village.

4.0.2 To improve the aesthetic appearance of the Village

4.1 Policy

4.1.1 It is a policy to consider the following environmental factors when evaluating all applications for approval and all amendments to the Municipal Plan and Zoning By-law: (~~CPA, Section 39~~)

a) topography

b) soils

c) drainage

d) flood plains

e) bodies of water, water course

f) any other aspect of the development that would pose a danger of contaminating the environment by means of noise, air, water or soil pollution or negative impact on the physical attractiveness of the Village of Dorchester if the development were located at the proposed site.

4.1.2 It is a policy to pursue an aggressive program of enforcement of the dangerous and unsightly by-law as means of improving the visual character of the community.

4.2 Proposal

4.2.1 It is proposed that an Integrated Community Sustainability Plan be undertaken to adapt to climate change.

4.4.2 It is proposed that a study be undertaken identifying environmentally sensitive areas within the Village that need to be preserved and protected. This study could include the municipality, federal and provincial agencies and other organizations.

4.2.3 It is proposed that Council develop and implement a tree planting program for the Village.

4.2.4 It is proposed that Council examine the possibility of involvement in the Communities in Bloom program.

Section 5 - Communication and Transportation

5.0 Objectives

5.0.1 Provide safe, reliable circulation within the Village for a wide range of transportation options.

5.0.2 Improve transportation and communication links to the adjacent urban centers.

5.1 Proposal

5.1.1 It is proposed that Council shall undertake a study on Transportation needs within the Village which will meet the needs of local residents and encourage visitors to the community. This could include bicycle paths, jogging trails, snowmobile trails, ski trail facilities and trails for horse riders.

Section 6 - Lands for Public Purposes

6.0 Objectives

6.0.1 Ensure there is sufficient land for public parks.

6.1 Policy

6.1.1 It is a policy that developers shall be required to provide land or monies subject to the requirements of the Subdivision By-law.

Section 7 - Municipal Services

7.0 Water, Sewer, Storm Drain and Waste Disposal

7.0.1 Objectives

7.0.1.1 Provide sanitary disposal of solid waste and sewage.

7.0.1.2 Provide a sufficient supply of potable water to meet existing and future demand.

7.0.1.3 Work with Corrections Canada, the Province of New Brunswick and Fort Folly First Nations to ensure adequate municipal services are available to meet the long range needs of the area including water, sanitary sewer, and fire fighting and emergency readiness.

7.1 Water, Sewer, Storm Drain and Waste Disposal Servicing Policy

7.1.1 It is a policy that all development will be connected to Village water and sanitary sewer where available. Where Village services are not available, private services will be permitted subject to approval of the Provincial Department of Health.

7.1.2 It is a policy that when Council has approved a Wellfield Protection Plan the Zoning Map and By-law will be amended appropriately.

7.1.3 It is a policy that where Municipal storm drains are available, a private storm drainage system shall be installed on all property surfaced with pavement, concrete or any other water repellent material as required by Council.

7.1.4 It is a policy that Council will work in cooperation with the Federal and Provincial Governments to ensure policies and developments within the Village are undertaken in an integrated fashion and that arrangements have been made to provide services in an economic and efficient manner.

7.2 Solid Waste Disposal

7.2.0 Objectives

7.2.0.1 To work with the residents to create a sustainable community which is based on the three R's - Recycle, Reduce and Reuse.

7.2.1 Policies

7.2.1.1 It is a policy that Council supports the Westmorland Albert Solid Waste Commission in their programs of waste disposal and recycling programs and options.

7.2.1.2 It is a policy that Council is committed to practicing the three R's within its own day to day operations wherever possible.

7.3 Recreation

7.3.0 Objectives

7.3.0.1 Provide adequate recreational facilities and programs for Dorchester Village and adjacent areas.

7.3.1 Proposal

7.3.1.1 It is proposed that Council shall undertake a recreation study and develop a strategy for recreation within the region presently being serviced by the Village. This study will include a review of the use of existing facilities, programs, funding, and the need for new programs and facilities.

7.4 Police and Emergency Services

7.4.0 Objectives

7.4.0.1 Provide reliable and immediate fire, police and emergency response services.

7.4.1 Policy

7.4.1.1 It is a policy that a community committee will be created by Council to deal with policing and emergency issues in the Municipality. This committee, made up of representatives from the RCMP, the Federal and Provincial Corrections departments, the schools, fire departments, Council

and residents will meet regularly to discuss issues and concerns as they arise. The purpose of this committee will be to ensure that communication between residents and service providers is maintained and to assist the Municipality in identifying the issues and finding solutions.

7.4.1.2 It is a policy that Council shall work with the First Nations, Corrections Canada, the Province and the residents to ensure a high level of fire protection services is available within the area.

7.4.1.3 It is a policy that a high level of emergency preparedness will be maintained through training, planning and ensuring the Emergency Preparedness Plan is updated on a timely basis.

Section 8 - Housing and Residential Development

8.0 Objectives

8.0.1 Provide sound healthy and affordable housing for all residents of all income levels.

8.0.2 Provide for a wide range of housing types within the Village to meet the change towards an aging population.

8.0.3 Encourage housing development within the Village of Dorchester.

8.1 Policy

8.1.1 It is a policy that a range of medium housing options will be permitted within serviced areas including town houses and similar housing types subject to appropriate standards contained in the Zoning By-law.

8.2 Proposal

8.1.1 It is proposed that a housing strategy will be undertaken by Council which will identify housing needs, and develop policies to address the housing needs of the residents and encourage new residents to locate within the Village.

8.1.2 It is a policy that Council will actively consult with senior levels of government to identify ways and programs available to deal with housing issues and concerns, and work with community organizations to access these programs.

Section 9 - Culture and Historic Preservation

9.0 Objectives

9.0.1 Protecting, preserving and enhancing historic properties within the Dorchester area will be given high priority.

9.1 Policy

9.1.1 The Village of Dorchester has a rich and diverse heritage. It is the policy of Council to do everything possible to preserve and enhance this historic reserve.

9.1.2 It is a policy to support the preservation of the buildings located within the Village which are of historical and architectural significance. Towards this end, Council will work with the Provincial and Federal Governments to review the possibility of designating the Village as a heritage site.

9.2 Proposal

It is proposed that Council undertake an inventory of heritage structures and areas as a means of identifying the areas and structures which may need special protection.

Section 10 - Tourism

10.0 Objectives

10.0.1 Strengthen the role of tourism and establish Dorchester as a tourism service center.

10.1 Policy

10.1.1 It is a policy to work with the Tantramar Tourism Association in developing specific proposals targeted to strengthening the tourism sector within the Tantramar Region in general and Dorchester in particular.

10.1.2 It is a policy to promote and facilitate the creation of employment opportunities related to the tourism service sector by encouraging and enhancing the promotion and development of facilities, natural areas and regional recreation assets which cater to visitors.

Section 11 - Urban Renewal and Economic Development

11.0 Objectives

11.0.1 Create a land use policy framework that will encourage new economic enterprises to locate within the Village.

11.1 Proposal

11.1.1 It is a policy to work with the local business, the Dorchester Renewal Committee, community and senior levels of government, the Fort Folly First Nations and Corrections Canada to develop a sustainable development strategy for the Village and immediate area. The primary objective of this strategy will be to identify areas and opportunities for future economic growth.

Section 12 – Renewable Energy Resources

12.0 Objectives

12.0.1 Facilitate the use and development of renewable energy sources within the municipality.

12.1 Policy

12.1.1 It is a policy that Council will support the development of a range of renewable resources which includes wind, water biomass, and solar.

12.1.2 It is a policy that standards be developed in the Zoning By-law for the development of small scale renewable energy project. For the purpose of this document small scale does not include utility projects which require registration for an environmental scan by the provincial and federal government

Section 13- General Policy

13.0 Municipal Planning

13.0.1. The Municipal Development Plan for the Village of Dorchester is the prime policy document providing the framework by which the future growth and development of the Village shall be encouraged, controlled and coordinated. The policies of this Plan will be implemented through the powers of Council provided by the Community Planning Act.

13.0.2 It shall be the policy of Council to encourage and maintain a strong program of planning through the Tantramar Planning District Commission.

13.0.3 In order to encourage public participation and improve communications within the Planning process, it shall be the policy of Council that all proposals to amend the Municipal Development Plan and Zoning By-law will be circulated to all landowners living within **300 feet (meters instead)** of the proposal. This policy will also generally apply to **applications for variances, compatible uses and temporary uses except in unique cases where it may be deemed by the Planning District Commission that it is not required to circulate the development proposals.**

13.1 Zoning By-law

13.1.1 The Municipality will amend the Zoning By-law for Dorchester immediately following the enactment of the Municipal Plan in accordance with Section 34(1) of the Community Planning Act. The amendment must reflect all relevant provisions of the Plan.

13.1.2 All amendments to the Zoning By-law will be checked against the Future Land Use Map for purposes of conformity.

13.1.3 In considering future amendments to the Zoning By-law, Council and the Commission shall have regard for the following:

- a) The proposal is in conformance with the intent of this Plan;
- b) The proposal is not premature or inappropriate for any of the following reasons:

- i) The financial ability of the Village to absorb any of the public costs relating to the development;
- ii) The adequacy and availability of Municipal Services; and
- iii) The environment will not be negatively affected in a manner unacceptable to the Council and other levels of government.

13.2 Building By-law

13.2.1 An amendment to the Building By-law may be required to assure conformity with this Plan in accordance with Section 59(1) of the Community Planning Act.

13.3 Subdivision By-law

13.3.1 An amendment to the Subdivision By-law may be required to assure conformity with this Plan in accordance with Section 42(1) of the Community Planning Act.

Section 14 - Five Year Capital Budget

14.1 Policy

14.1.1 In addition to controlling private development, Council may undertake programs of its own to encourage development in certain areas, improve or protect the environment, or to provide a greater range of social, recreational, or cultural facilities. It is the purpose of this Plan as outlined in policy to aid in the establishment of such programs. It is the intent of Council to incorporate policies and provisions of this Plan into the capital Budget and the five year Capital Plan to the greatest extent possible as a means of eventual integration of planning, capital programming and budgeting.

14.1.2 As required by Section 23(6) of the Community Planning Act, Council establishes a five year capital budget (growth plan). (See Schedule B). This budget will be revised on an annual basis.

Section 15 - Amendment and Revision of the Plan

15.1 Policy

15.1.1 Amendments to this Plan are possible under Section 74 of the Community Planning Act.

15.1.2 An amendment to this Plan shall be required:

- i) Where any major policy intent is to be changed.***
- ii) Where, upon application for a zoning amendment, Council decides that it is in its best interest to revise its policy or Future Land Use Map to amend the Plan to permit the proposed development.***